

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: IVORY LEE YOUNG, JR.

**Z-05-74**  
Date Filed: 7-12-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **577 Englewood Avenue, S.E.**, be changed from the RG-2 (Residential General-Sector 2) District to the MR-4A (Multifamily Residential-eight story, multifamily dwellings), to wit:.

ALL THAT TRACT or parcel of land lying and being in Land Lot 41.14<sup>th</sup> District, Fulton County, Georgia., being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### Legal Description

All that tract or parcel of land lying and being in Land Lot 41 of the 14<sup>th</sup> Land District of Fulton County, Georgia, and more particularly described as follows:

Beginning at the point of intersection of the western existing right of way line of South Boulevard with the southern existing right of way line of Englewood Avenue marked by a nail; running thence South 00 degrees 03 minutes 33 seconds West along the western existing right of way line of South Boulevard a distance of 444.92 feet to a point and a reinforcing bar found; thence North 89 degrees 56 minutes 27 seconds West along a straight line a distance of 200.00 feet to a point and a reinforcing bar set; thence North 00 degrees 23 minutes 22 seconds East along a straight line a distance of 142.00 feet to a point and a reinforcing bar set; thence North 49 degrees 46 minutes 03 seconds West along a straight line a distance of 128.07 feet to a point and a reinforcing bar set; thence North 90 degrees 00 minutes 00 seconds West along a straight line a distance of 103.00 feet to a point and a tree on the corner; thence North 00 degrees 00 minutes 00 seconds East along a straight line a distance of 220.00 feet to a point of intersection with the southern existing right of way line of Englewood Avenue and a reinforcing bar found; thence North 90 degrees 00 minutes 00 seconds East along the southern existing right of way line of Englewood Avenue a distance of 400.27 feet to the point of beginning as per plat of survey for Michael Sanders by Ga. Land Surveying Co., Inc., Josh L. Lewis, Registered Land Surveyor, said property containing 3.143 acres, according to said plat of survey, said plat being incorporated herein by this reference.

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